COMM NW COR OF NE1/4 OF SEC
12-6S-16, RUN S 22.91 FT TO S
R/W ICHETUCKNEE RD, E ALONG

WENTWORTH ROBIN C
912 SW SASSAFRAS ST
FT WHITE, FL 32038

2026

07-6S-17-03816-320

BUILDING CHARACTERISTICS

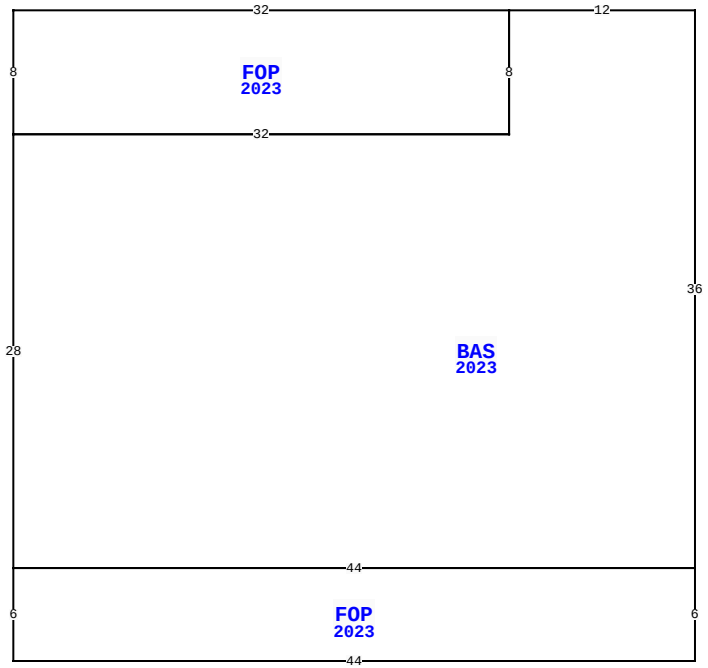
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	2023	1,328	180,677
FOP	256	30	2023	77	10,476
FOP	264	30	2023	79	10,749
TOTALS	1,848			1,484	201,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	125.2350	140.26	208,146	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1328 HX Base Yr 2023



912 SW SASSAFRAS ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,902
TOTAL MARKET OB/XF VALUE		21,600
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		318,692
SOH/AGL Deduction		67,475
ASSESSED VALUE		251,217
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,495
TOTAL JUST VALUE		318,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041940	New Residential C	185,000	05/18/2021
000041942	Storage Building	30,000	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/0694	1/23/2020	WD	Q	V	01	58,900
GRANTOR: RONDA HALL						
GRANTEE: ROBIN C WENTWORTH						
1398/2754	11/14/2019	WD	Q	V	01	47,500
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: RONDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W12 S8 W32 S28 E44 N36 $
FOP=[YR=2023;ORIG=36,20] E32 S8 W32 N8 $
FOP=[YR=2023;ORIG=36,56] E44 S6 W44 N6 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	100	30	40	1,200.00	UT	18.00	18.00	100	2022	2021		100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 21,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 12/28/2022 BY HC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/07/2025 BY SYS